



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Ron Wilcox, Project Manager

Public Notice Date: September 19, 2005
Expiration Date: October 19, 2005
Reference: 200500431
Name: Baker, Naomi and Gary;
City of Long Beach

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 404 of the Clean Water Act for certain work described below and shown on the enclosed drawings.

APPLICANT: Ms. Naomi and Mr. Gary Baker
317 Fifth Street Northwest
Long Beach, Washington 98631
Telephone (360) 642-4971

And

City of Long Beach
City Administrator
Mr. Robert Strobe
Post Office Box 310
Long Beach, Washington 98631
Telephone (360) 642-4421

AGENT: Ecological Land Services, Inc.
1157 Third Avenue
Suite 220
Longview, Washington 98632
ATTN: Mr. Francis Naglich
Telephone: (360) 578-1371

LOCATION: In wetlands at the west end of Fourth Street North, at the City of Long Beach, Washington.

WORK: The proposed project will impact up to 1.01-acres of Category II and IV palustrine emergent and scrub-shrub inter-dunal wetlands for the construction of 80 unit Shandalah Shores Condominium complex and the 52-foot wide by 1,200 foot extension of Fourth Street North.

PURPOSE: To provide itinerant housing and access to the condominium units for the occupants and emergency service vehicles.

ADDITIONAL INFORMATION: The proposed development of the condominium complex will include 81 parking spaces and involve placing up to 1,500 cubic yards of fill material into 0.37-acres of wetlands and will impact up to 0.37-acres of wetland buffer.

The roadway extension will be constructed within a 75-foot City of Long Beach wide right of way. The road work will involve placing up to 2,500 cubic yards of fill material into 0.64-acres of wetland and will impact up to 0.31-acres of wetland buffer. The finalized roadway will include curbing, lighting, street signs, and striping.

The total wetland impact, as a result of the condominium and roadway construction, will be up to 1.01-acres; the total wetland buffer impacts will be up to 0.68-acres.

A storm water conveyance system will be installed to collect surface water runoff from both the condominium construction and the roadway extension. The collected surface water will be conveyed to the municipal storm water system. Utilities – sewer, water, electrical, and telephone - will be installed by extending services from the existing terminus at Fourth Street North. Clean sand and fill material will be provided from an approved local source.

MITIGATION: To compensate for wetland and wetland buffer impacts, the applicant is proposing to place 3.71-acres of coastal dune habitat west of the 1968 Seashore Conservation Line into perpetual conservation covenant. Wetland impacts will be compensated at a 3 to 1 ratio (condos- 0.37-acres, roadway- 0.64-acres, total wetland impact is 1.01-acres; 3.03-acres preserved). Wetland buffer impacts will be compensated at a 1 to 1 ratio (condos- 0.37-acres, roadway 0.31-acres, total wetland buffer impact is 0.68-acres; 0.68-acres preserved). The mitigation site includes primary dune. The Bakers will transfer ownership of the mitigation site to the City of Long Beach.

ENDANGERED SPECIES: The Endangered Species Act of 1973, as amended, requires assessment of potential impacts to listed and proposed species. The bald eagle (*Haliaeetus leucocephalus*) listed threatened; spotted owl (*Strix occidentalis*) listed threatened; marbled murrelet (*Brachyramphus marmoratus*) listed threatened; Western snowy plover (*Charadrius alexandrinus nivosus*) listed threatened; brown pelican (*Pelecanus occidentalis*) listed threatened; Short-tailed albatross (*Phoebastria albatrus*) listed threatened; and Coastal bull trout (*Salvelinus confluentus*) listed threatened, in the state of Washington, may occur in the proposed project area. For spotted owl and marbled murrelet critical habitat has been designated; for coastal bull trout, critical habitat has been proposed.

After receipt of comments from this public notice, the U.S. Army Corps of Engineers will evaluate the potential impacts to the bald eagle, spotted owl, marbled murrelet, and Coastal bull trout.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would not impact EFH for Pacific salmon, Groundfish, and Coastal Pelagic Species in the project area.

The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. There are

no recorded historic properties within the permit area. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]), with any Tribe that has information or concerns with historic properties in the proposed permit area.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The proposed discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the Clean Water Act. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

ADDITIONAL EVALUATION: The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program and for compliance with the applicable State and Federal water quality standards pursuant to Section 401 of the Clean Water Act.

This proposal is the subject of Shorelines Substantial Development Permit, being processed by the City of Long Beach.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to Ronald.J.Wilcox@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office

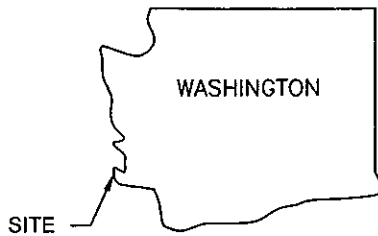
200500431

Naomi and Gary Baker;
City of Long Beach

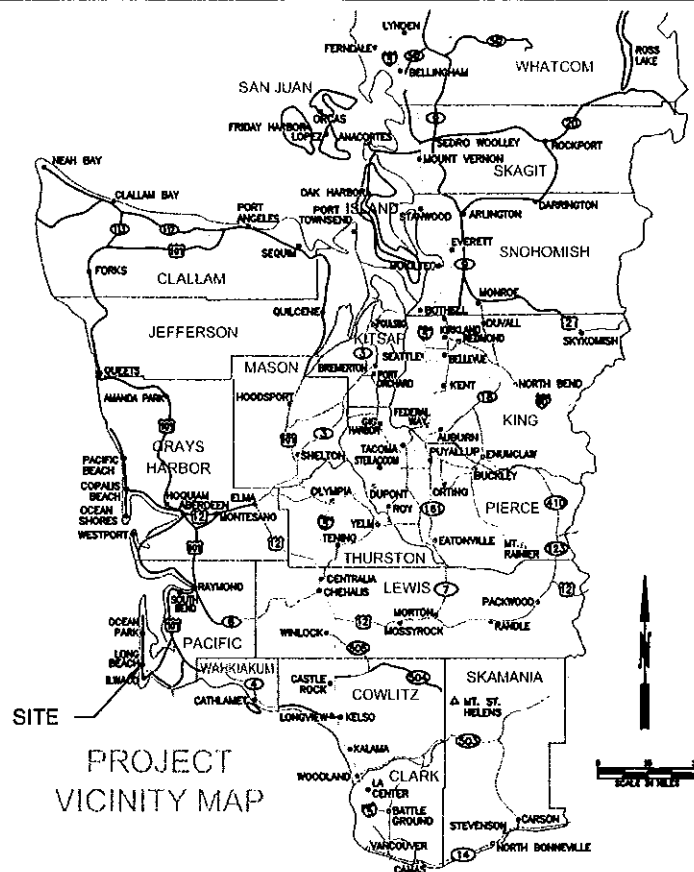
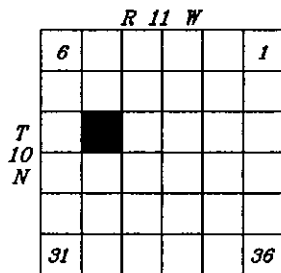
Box 3755, Seattle, Washington, 98124-3755. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Naomi and Gary Baker; City of Long Beach, 200500431

Encl
Drawings (8)



LOCATION MAP



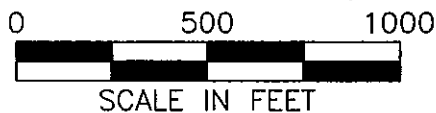
PROJECT VICINITY MAP

Long Beach

SITE

16

Lower



Reference: 200500431

NOTE: USGS topographic quadrangle map reproduced using MAPTECH, Inc. software Terrain Navigator.

PURPOSE: Public Street Extension and Condominium Development

DATUM: NGVD 29

ADJACENT PROPERTY OWNERS:
(See Sheet 8)

VICINITY MAP

Co-applicants:

Gary & Naomi Baker
317 5th St NW, Long Beach, WA 98631
The City of Long Beach, WA
115 Bolstad West, Long Beach, WA 98631

REFERENCE: 2005

APPLICANT: Gary Baker & City of LB, WA

COUNTY: Pacific

WATERBODY: Interdunal Wetlands

NEAR: Long Beach, Washington

DATE: 3-23-05

SHEET 1 of 8

Project Area Impacts:

Condominium Development Area	Wetlands = 0.37 Acres	Wetland Buffers = 0.37 Acres
Proposed 4th St. N. Extension	Wetlands = 0.64 Acres	Wetland Buffers = 0.31 Acres
TOTAL IMPACTS:	Wetlands = 1.01 Acres	Wetland Buffers = 0.68 Acres
Required Mitigation:	Preservation at 3:1 Ratio (3.03 Ac.)	Preservation at 1:1 Ratio (0.68 Ac.)
TOTAL MITIGATION:	3.71 Acres Preservation (3.03 Ac. Wetlands + 0.68 Ac. Buffers)	

Proposed
condominium
development

Project Area

(Portions of Wetland C not to be filled as part of this project, but assumed to be impacted due to the adjacent wetland fill proposed)

Vacation of 4th St. North
(80 condo units proposed)

Adjacent Property Owners:

NAME	ADDRESS
Gary & Naomi Baker	317 - 5th Street NW, Long Beach WA 98631
City of Long Beach	115 Bolstad West, P.O. Box 310, Long Beach WA 98631
John & Hilary Jurgensen	13422 NW 42nd Avenue, Vancouver, WA 98685
Paul & Kathleen Burbridge	PO Box 403, Long Beach, WA 98631
Marilyn Klink	PO Box 144, Astoria, OR 97103-0144
Charles & Barbara Kelly	810 SE 112th Place, Vancouver, WA 98684
Robert & Patricia Singer	6158th Place SE, Bellevue, WA 98006
Carina Marie Newman	2484 NE Linden Place, Graham, OR 97030
Anna Boyd	2460 Westlake Avenue N, Seattle, WA 98100

Reference: 200500431

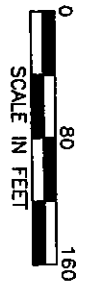
PURPOSE: Public Street Extension and Condominium Development

SITE MAP - DETAIL

Co-applicants:
Gary & Naomi Baker, 317 5th St. NW, Long Beach, WA 98631
The City of Long Beach, WA, 115 Bolstad West, Long Beach, WA 98631

DATE: NGVD 29
ADJACENT PROPERTY OWNERS:
(See SHEET 8)

REFERENCE:
APPLICANT: Gary Baker & City of L.B. WA
COUNTY: Pacific
WATERBODY: Interdunal Wetlands
NEAR: Long Beach, WA
DATE: 3-23-05



- LEGEND:**
- Project Area
 - Lot Boundary
 - Wetland Buffer (50 feet)
 - Wetland
 - Proposed Wetland Impacts
 - Proposed Wetland Buffer Impacts
 - Proposed 4th Street North Vacation
 - Cross-sections

Culverts, Min. 12" Diameter to Maintain Hydrological Connectivity (typical)

NOTE:
Other buried utility lines (not shown) including stormwater conveyance, electric and cable to be extended to development via proposed 4th Street North.

Buried Water Line (typical)

Buried Sewer Line (typical)

Proposed 4th Street North

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

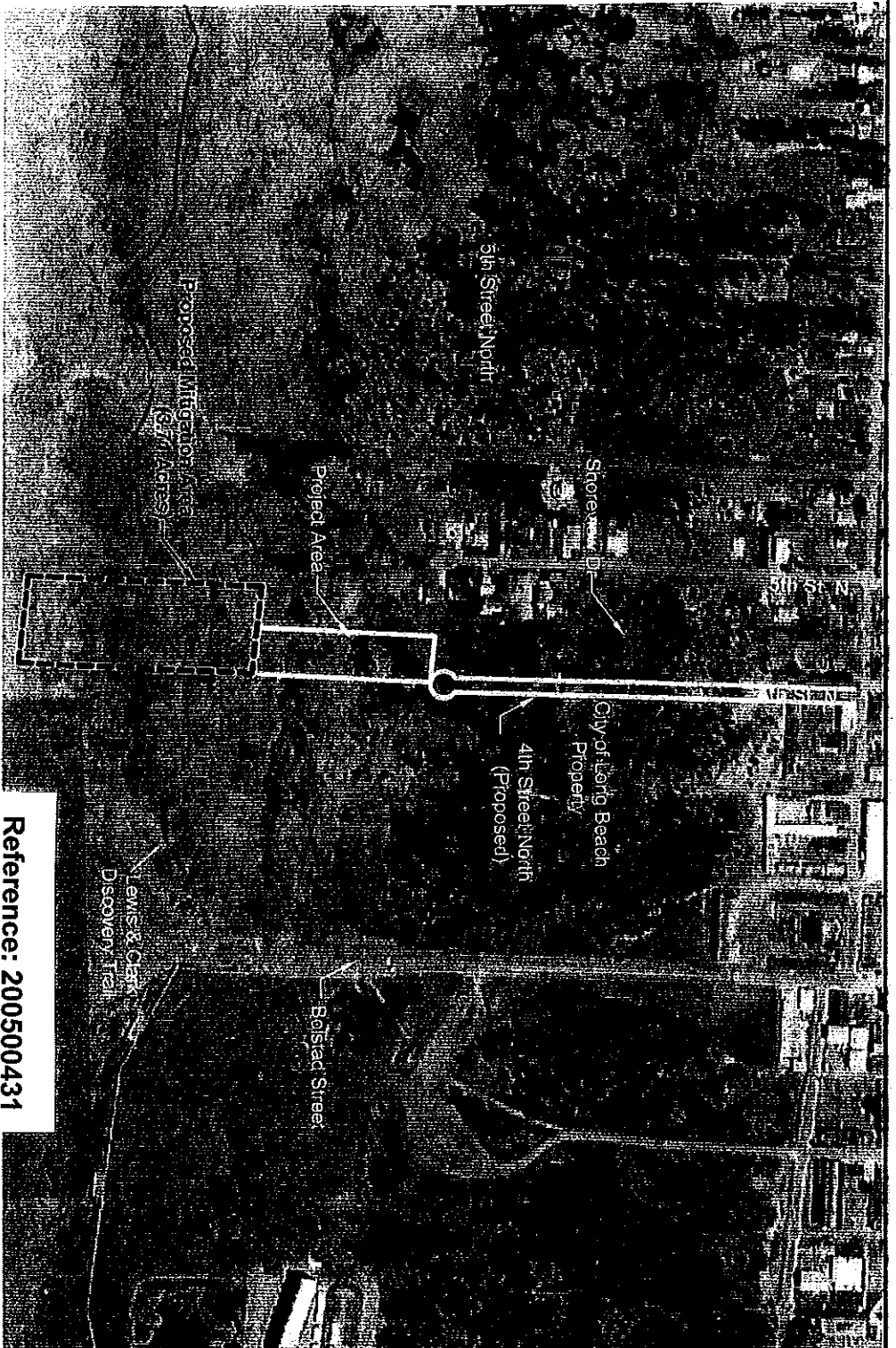
LOT 15

LOT 16

LOT 17

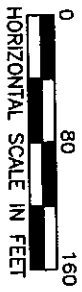
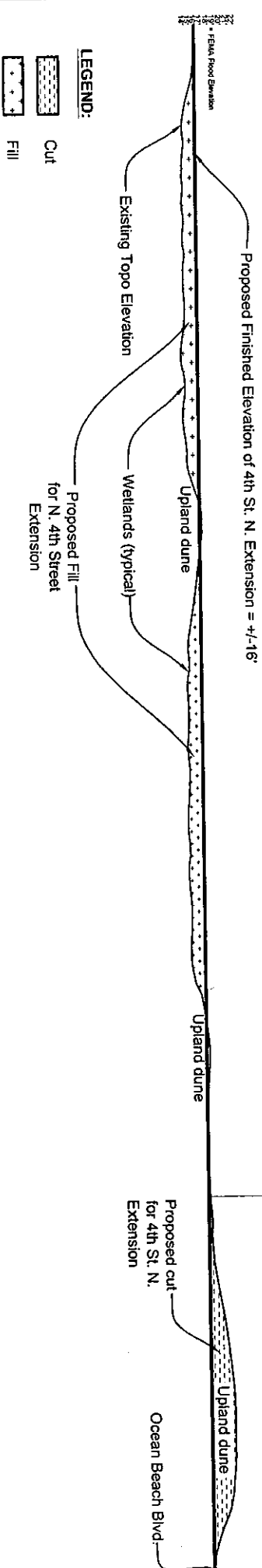
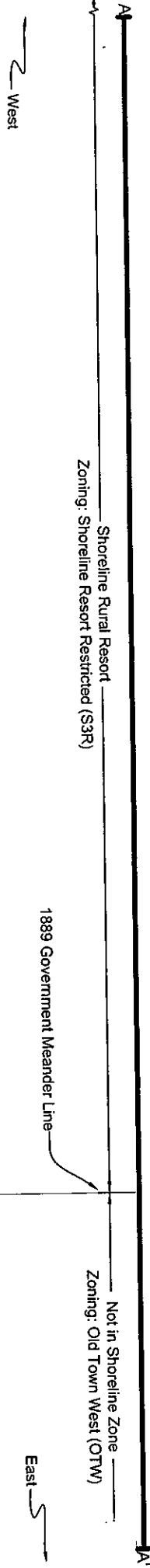
LOT 18

LOT 19



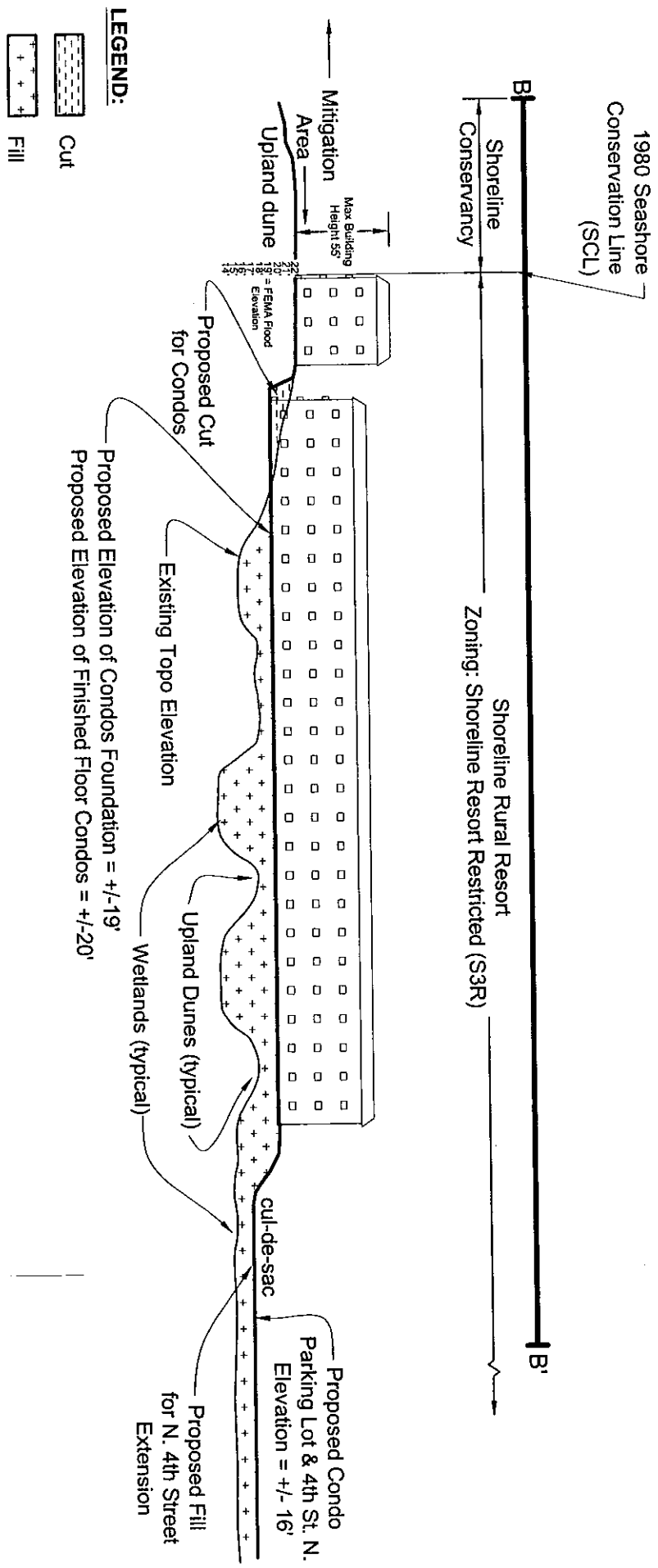
Reference: 200500431

PURPOSE: Public Street Extension	MITIGATION PLAN VIEW - 1999 AERIAL PHOTO	REFERENCE:
DATUM: NGVD 29	1999 AERIAL PHOTO	APPLICANT: Gary Baker & City of LB, WA
ADJACENT PROPERTY OWNERS:	Co-Applicants:	COUNTY: Pacific
(See Sheet 8)	Gary & Naomi Baker, 317 4th St NW, Long Beach, WA 98531	WATERBODY: Interdunal Wetlands
	The City of Long Beach, WA	NEAR: Long Beach, WA
	115 Boisdad West, Long Beach, WA 98531	DATE: 4-23-05
		SHEET 3 of 8



Reference: 200500431

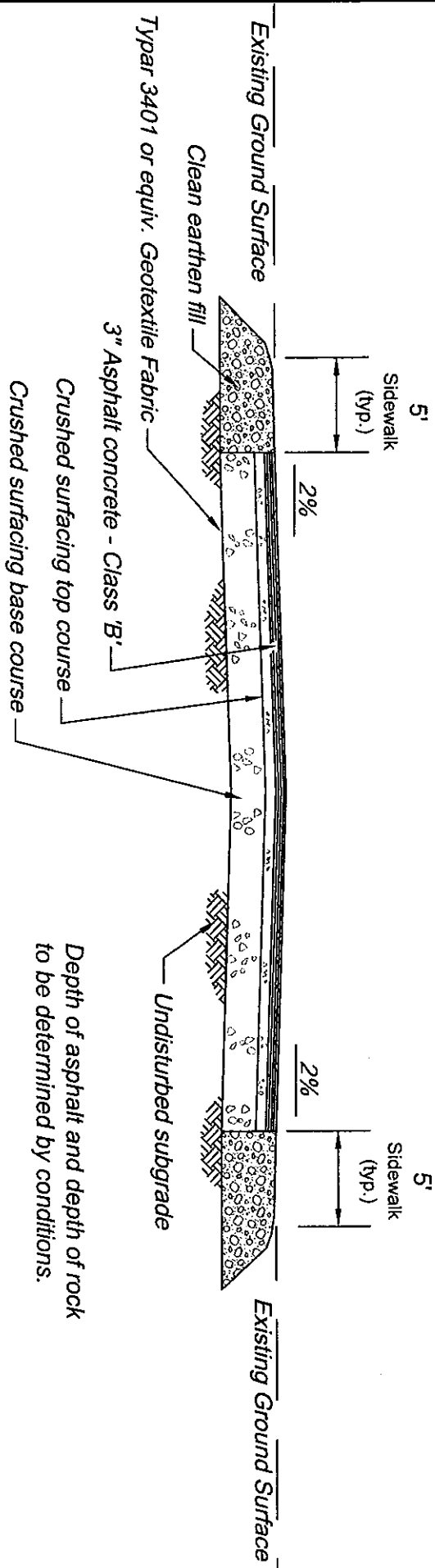
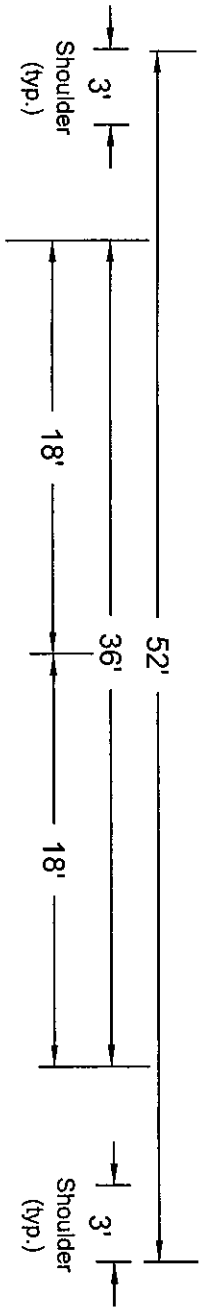
PURPOSE: Public Street Extension and Condominium Development
CROSS-SECTION A-A'
Co-applicants: Gary & Naomi Baker, 317 5th St. NW, Long Beach, WA 98631
 The City of Long Beach, WA, 115 Bolstad West, Long Beach, WA 98631
DATE: NGVD 29
ADJACENT PROPERTY OWNERS: (See SHEET 8)
REFERENCE: APPLICANT: Gary Baker & City of LB, WA
 COUNTY: Pacific
 WATERBODY: Interdunal Wetlands
 NEAR: Long Beach, WA
 DATE: 3-23-05
 SHEET 4 of 8



Reference: 200500431

PURPOSE: Public Street Extension and Condominium Development
 CROSS-SECTION B-B'
 CO-APPLICANTS: Gary & Naomi Baker, 317 5th St. NW, Long Beach, WA 98631
 DATUM: NGVD 29
 ADJACENT PROPERTY OWNERS: The City of Long Beach, WA, 115 Bolstad West, Long Beach, WA 98631
 REFERENCE: APPLICANT: Gary Baker & City of LB, WA
 COUNTY: Pacific
 WATERBODY: Interdunal Wetlands
 NEAR: Long Beach, WA
 DATE: 3-23-05
 SHEET 5 of 8

C 75' Right-of-Way C'



Depth of asphalt and depth of rock to be determined by conditions.

Reference: 200500431

NOTE: Assume 52' total width of wetland impact.

PURPOSE: Public Street Extension and Condominium Development

TYPICAL ROAD CROSS SECTION C-C'

Co-applicants:

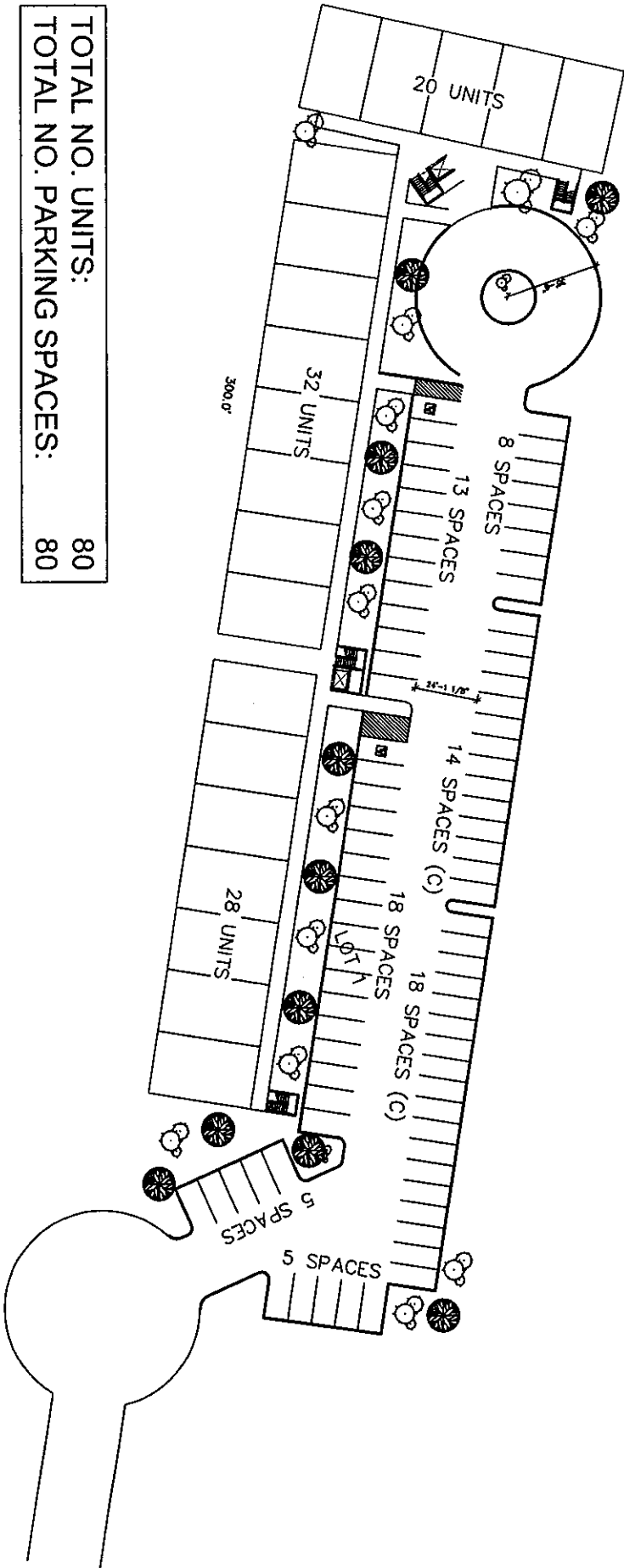
Gary & Naomi Baker, 317 5th St. NW, Long Beach, WA 98631
The City of Long Beach, WA, 115 Boisdad West., Long Beach, WA 98631

DATUM: NGVD 29
ADJACENT PROPERTY OWNERS:
(See SHEET 8)

REFERENCE:

APPLICANT: Gary Baker & City of LB, WA
COUNTY: Pacific
WATERBODY: Interdunal Wetlands
NEAR: Long Beach, WA
DATE: 3-23-05

SHEET 6 OF 8



TOTAL NO. UNITS: 80
TOTAL NO. PARKING SPACES: 80

NOTE: Base map provided by

Reference: 200500431

PURPOSE: Public Street Extension and
Condominium Development

CONDOMINIUM LAYOUT

Co-applicants:

Gary & Naomi Baker, 317 5th St. NW, Long Beach, WA 98631
The City of Long Beach, WA, 115 Bolstad West, Long Beach, WA 98631

DATUM: NGVD 29
ADJACENT PROPERTY OWNERS:
(See SHEET 8)

REFERENCE:

APPLICANT: Gary Baker & City of LB, WA
COUNTY: Pacific
WATERBODY: Interdunal Wetlands
NEAR: Long Beach, WA
DATE: 3-23-05

Adjacent Property Owners:

NAME	ADDRESS	PHONE NUMBER
Gary & Naomi Baker	317 - 5 th Street NW, Long Beach WA 98631	360.642.4971
City of Long Beach	115 Bolstad West, P.O. Box 310, Long Beach WA 98631	360.642.4421
John & Hilary Jurgensen	13422 NW 42 nd Avenue, Vancouver, WA 98686	--
Paul & Kathleen Burbridge	PO Box 463, Long Beach, WA 98631	--
Marilyn Klindt	PO Box 144, Astoria, OR 97103-0144	--
Charles & Barbara Kelley	810 SE 112 th Place, Vancouver, WA 98664	--
Robert & Patricia Singer	6 159 th Place SE, Bellevue, WA 98006	--
Deanna Marie Newman	2494 NE Linden Place, Gresham, OR 97030	
Anna Boyd	2460 Westlake Avenue N, Seattle, WA 98109	

n needs, please contact the appropriate agency in the instructions.

Reference: 200500431

PURPOSE: Public Street Extension and Condominium Development

ADJACENT PROPERTY OWNERS

DATUM: NGVD 29

ADJACENT PROPERTY OWNERS:
(See Sheet 8)

Co-applicants:

Gary & Naomi Baker

317 5th St NW, Long Beach, WA 98631

The City of Long Beach, WA

115 Bolstad West, Long Beach, WA 98631

REFERENCE:

APPLICANT: Gary Baker & City of L.B, WA

COUNTY: Pacific

WATERBODY: Interdunal Wetlands

NEAR: Long Beach, Washington

DATE: 3-23-05

SHEET 8 of 8



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006*

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Water Quality Certification
and for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: September 19, 2005

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 401 of the federal Clean Water Act of 1977 (PL 95-217), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200500431 will comply with the Sections 301, 302, 303, 306, and 307 of the Act, and with applicable provisions of State and Federal water pollution control laws.

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the above referenced project will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that program.

Any person desiring to present views on the project pertaining to the project on either or both (1) compliance with water pollution control laws or (2) the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600